



# **New Development Standard**

MPC Work Session  
June 13, 2022

# Agenda

## Review history of development standards

- Cluster Lot Option
- Transition to Conservation Development
- Overview of Conservation Development status

## New Development Standard

- MPC direction
- Evaluation of needs
- Draft of new standard

## Questions and Discussion

# Cluster Lot Standards

No change in zoning was required to use these standards

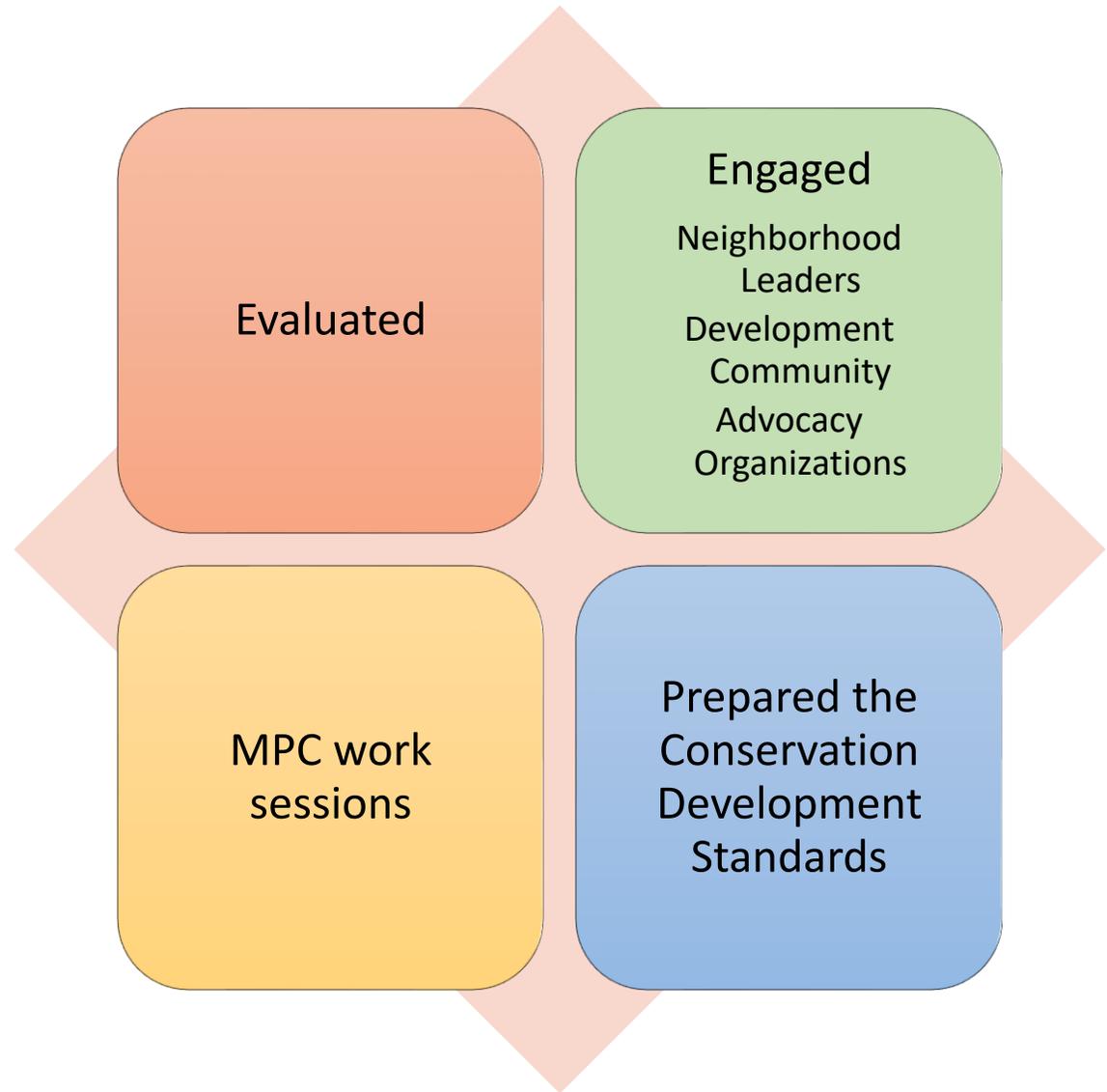
## Purpose:

- Preserve natural features **OR**
- Create open space

## ONLY applied when:

- Zoned for single-family, or one and two-family residential **AND**
- Property large enough to be divided into 10 or more lots that meet the minimum size of the existing zoning **AND**
- Proposed to be subdivided into individual lots

# Staff Review of Cluster Lot Standards



# Conservation Development Standards

Protects the natural areas

Natural area preservation is  
required (10/20)

Defines natural areas

Links lot size flexibility to the  
conservation of natural areas

# Cluster → Conservation + ?

---

MPC approved Conservation on April 28, 2022

Council approved Conservation on May 17, 2022

Effective on September 14, 2022

Applies to those applications filed by deadline

Cases in the process will be reviewed under the current regulations

**Something is missing!**

# Cluster → Conservation + New Standard

- During conversations about the Conservation Development proposal
- Spoke to:
  - Council Members
  - Planning Commissioners
  - Stakeholders
- Heard concerns about:
  - Potential impacts on housing diversity
  - Loss of design flexibility could impact development costs
  - Losing the requirement for usable, recreation open space
- MPC directed staff to develop a new standard
- We needed separate zoning tools to ensure the clarity of purpose and applicability that was not present with the Cluster Lot Option

# New Development Standard



ALLOW FOR  
FLEXIBILITY OF LOT  
SIZE ON SITES WITH  
NO NATURAL AREA



ENCOURAGE THE  
PROVISION OF  
DIVERSE HOUSING



CREATE OPEN SPACE  
STANDARDS GEARED  
TOWARD  
RECREATION



CLARIFY THE  
RECREATION  
STANDARDS



STORMWATER  
FEATURES  
PERMITTED IN OPEN  
SPACE



ALLOW IN  
SUBURBAN AND  
URBAN AREAS



DO NOT ALLOW IN  
RURAL CHARACTER  
AREAS

# New Zoning Tool: Compact Development

## Purpose and intent

- Support diverse and flexible housing
- Incorporate recreational or usable open space
- Allow flexibility of lot size on unconstrained sites

## Applicability

- Property has less than 10% natural area
- Not allowed in T2 Rural
- R/RS10, R/RS15 and R/RS20

Allow lot size flexibility of two zoning districts

Proposed to be on the July 28 MPC Agenda

Regulation	Cluster	Compact
Minimum property size	10x the base zoning	10x the base zoning Less than 10% natural area
Lot size reduction	Reduce by two zoning districts	Reduce by two zoning districts
Perimeter Lot Requirement	Perimeter lot size reduced if a buffer provided	Minimum lot size of the base zoning district
Open space	<ul style="list-style-type: none"> <li>• 15% overall and per phase</li> <li>• “Recreation” is undefined</li> <li>• Not required for less than 25 units</li> <li>• One for 25-99 units</li> <li>• +One for every 100 units</li> <li>• Stormwater features are allowed</li> </ul>	<ul style="list-style-type: none"> <li>• 15% overall and per phase</li> <li>• <b>“Recreation” is defined</b></li> <li>• Not required for <b>less than 10 units</b></li> <li>• One for <b>10</b>-99 units</li> <li>• +One for every 100 units</li> <li>• Stormwater features are allowed</li> </ul>
Policy Influence	<ul style="list-style-type: none"> <li>• Permitted in T2 Rural Subdivisions</li> </ul>	<b>Not</b> permitted in T2
Zoning districts	<ul style="list-style-type: none"> <li>• R/R-A and RS/RS-A zoning districts</li> </ul>	<b>R/RS10, R/RS15, and R/RS20</b> zoning districts

# Recreational Areas could include:

- Paved greenway trails or trailheads
- Walking or bicycle trails
- Passive amenity areas such as picnic shelters, gazebos, or shared docks
- Playgrounds with benches and pedestrian scale lighting
- Dog parks with benches and pedestrian scale lighting



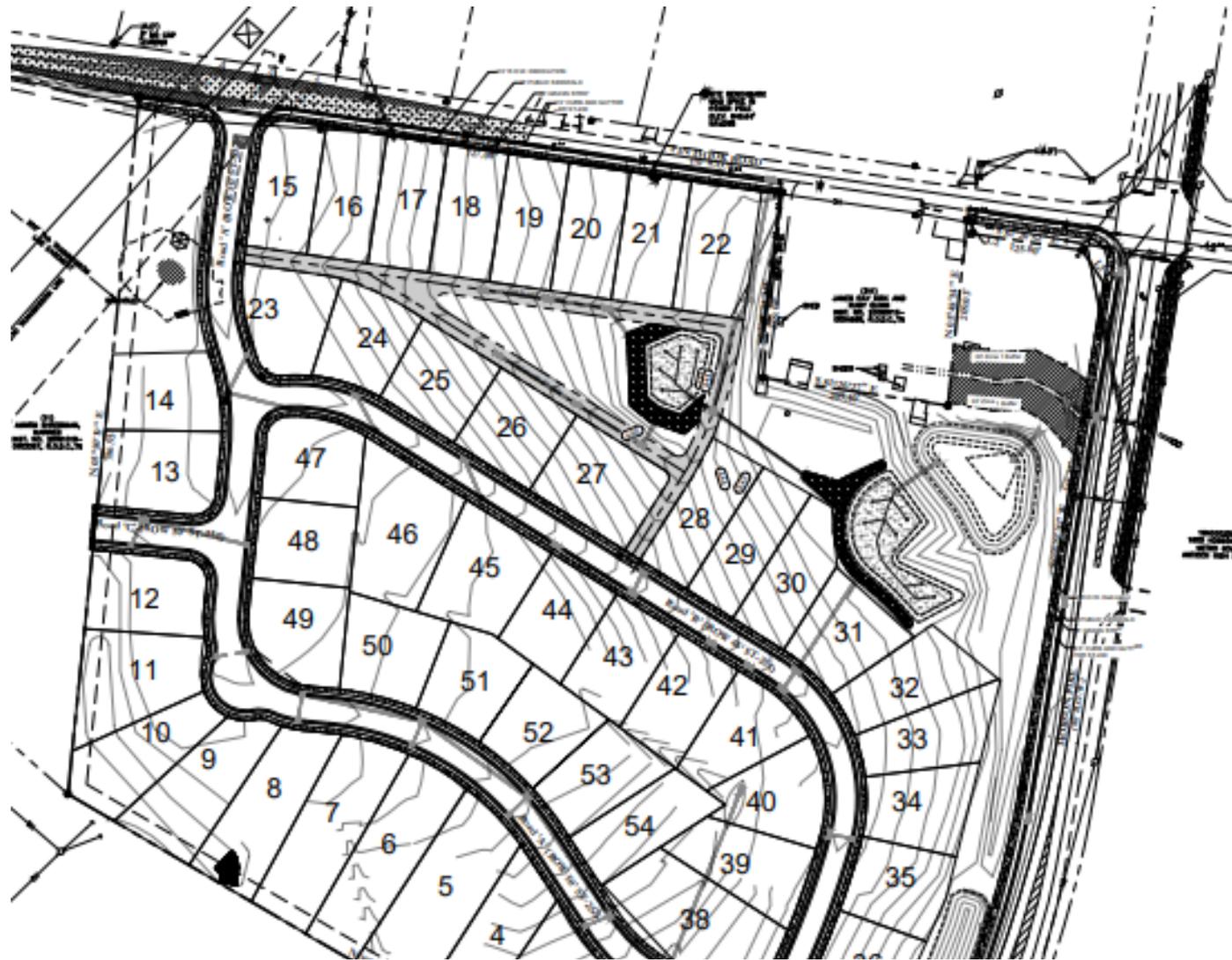
# Recreational Areas could include:

- Stormwater mitigation facilities designed as an amenity
- Other active areas such as tennis courts, basketball courts, swimming pools, ball diamonds, volleyball courts, or other facilities
- Other things to consider include the number, location and accessibility of recreation features

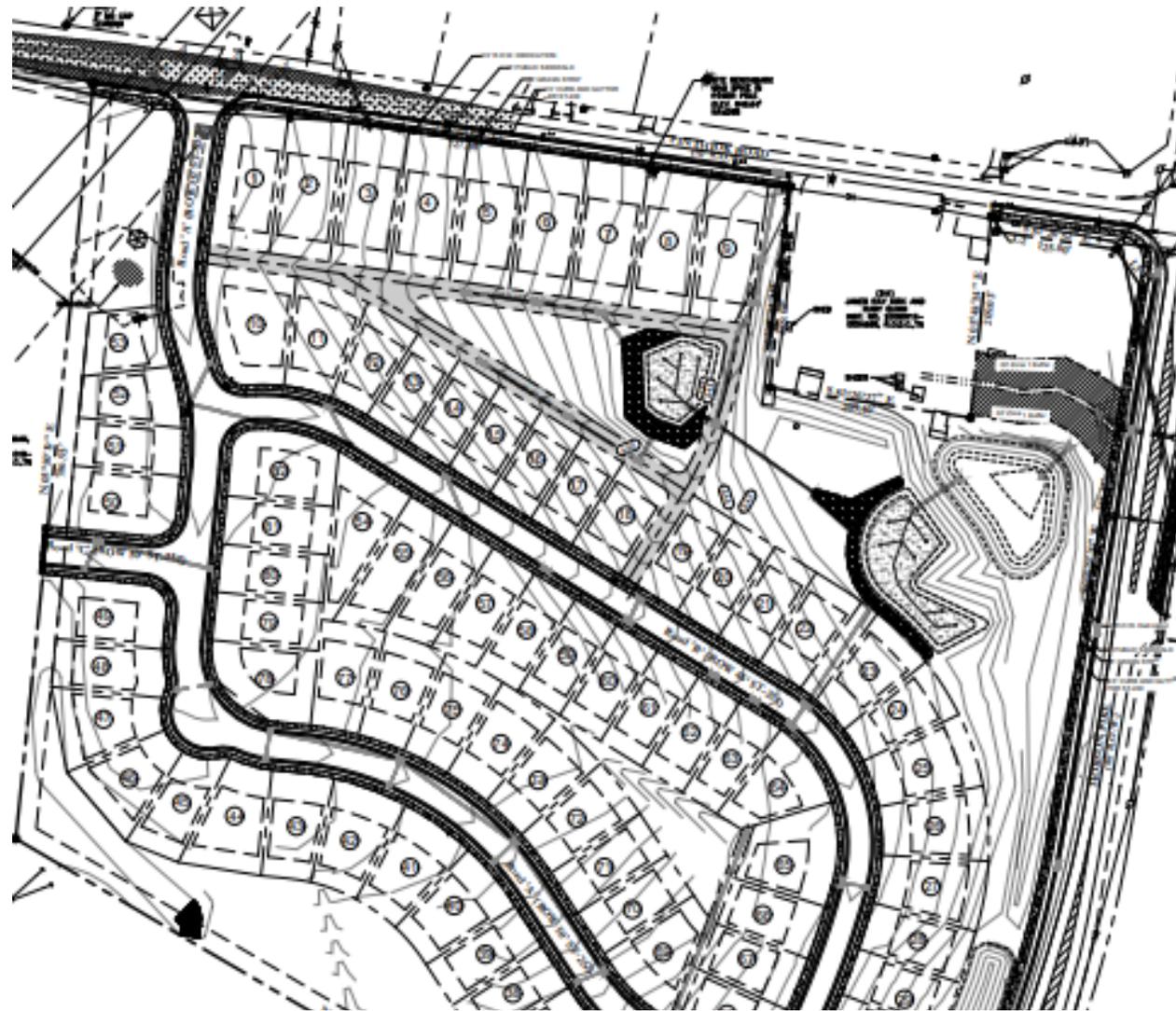




How would Compact  
Development  
work?



Typical Subdivision



Compact Development

# Compact Development

---

Allow for flexibility of lot size on sites with no natural area

---

Encourage the provision of diverse housing

---

Create open space standards geared toward recreation

---

Define the recreation features

---

Allow in suburban and urban areas

A photograph of a stream flowing through a dense, green forest. The water is clear and reflects the surrounding foliage. The stream is surrounded by rocks and lush vegetation. The word "Questions?" is overlaid in white text in the lower right quadrant of the image.

Questions?